



41 Heatherstone Avenue, Dibden Purlieu SO45 4LJ

£415,000

paul jeffreys



41 Heatherstone Avenue, Hythe

A 3 BED DETACHED HOUSE, WITHIN VERY POPULAR AREA OF DIBDEN PURLIEU, WITHIN CATCHMENT OF NOADSWOOD SCHOOL

Gas central heating, double glazing, driveway with parking for 4/5 cars, integral garage, south-easterly facing garden

ACCOMMODATION

Entrance porch, hall, lounge/diner, conservatory, kitchen, cloakroom, 3 bedrooms, shower room

ENTRANCE PORCH UPVC part glazed front door, side and front aspect windows, glazed UPVC door to:

HALL Cloaks cupboard, radiator, understairs cupboard, door to garage, door to:

CLOAKROOM WC, wash hand basin, radiator, front aspect window.

LOUNGE/DINER c.7.09m x 3.66m narrowing to 2.80m (23'3" x 12' narrowing to 9'2"). Two radiators, telephone and TV points, rear aspect window, sliding doors to:

CONSERVATORY c.3.76m x 3.48m (12'4" x 11'5"). Of part brick construction erected in 2020, recessed downlighters, electric heater, double doors to rear.

KITCHEN c.3.28m x 2.74m (10'9" x 9'). Range of base units with cupboards and drawers, space for dishwasher and undercounter fridge, built in electric oven, gas hob with extractor fan over, worktops, 1.5 bowl stainless steel sink unit, tiled splashbacks, range of wall cupboards, radiator, TV point, recessed downlighters, UPVC glazed door to side.

LANDING Hatch to loft space, radiator, side aspect window, door to:

BEDROOM 1 c.4.50m x 3.15m (14'9" x 10'4"). Built in wardrobes, radiator, TV point, rear aspect window.

BEDROOM 2 c.3.58m x 3.53m (11'9" x 11'7"). Radiator, overstairs cupboard, front aspect window.

BEDROOM 3 c.3.10m x 2.49m (10'2" x 8'2"). Radiator, rear aspect window.

SHOWER ROOM Refitted with walk in shower cubicle with glazed panel and plumbed in shower over with rain effect showerhead, WC with concealed cistern, wash hand basin, vanity unit, smooth plastered ceiling with recessed downlighters, extractor fan, fully tiled walls, front aspect window.

OUTSIDE

FRONT GARDEN Paving slab driveway with ample parking for 4/5 cars, mature hedge & shrub beds, garage with up and over door, power & light and utility area for washing machine, fridge etc. Side access to rear with gate to both sides of property.

REAR GARDEN South-easterly facing garden with patio, laid to lawn area, shrub beds with mature shrubbery.



COUNCIL TAX BAND 'D' – payable 2023/24 - £2,117.50.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 130.6 sq. metres (1,406.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and up onto Langdown Lawn and continue to the roundabout taking 1st left into Whitewater Rise, follow this road round and down the hill into Partridge Road and continue to the end. At the T turn right and the property will be found a short way along on the left hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

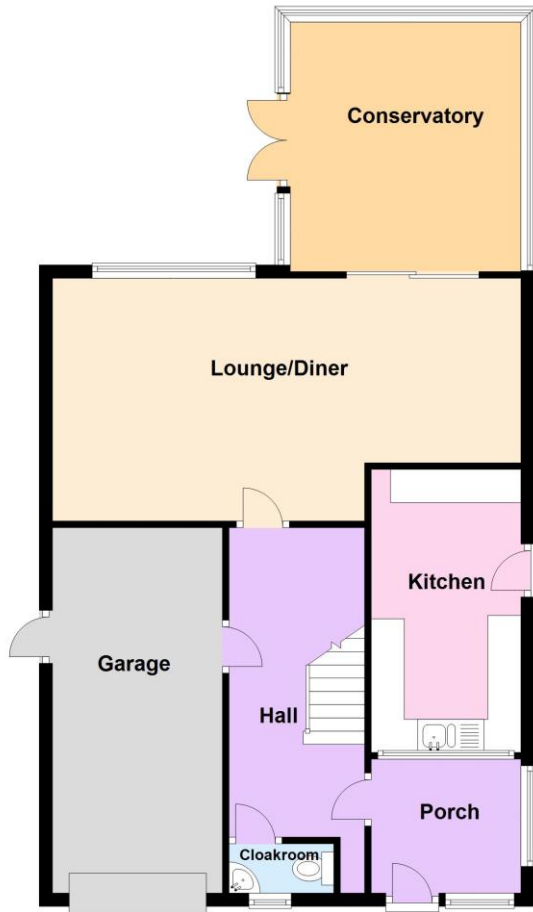
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/10.23





Ground Floor



First Floor



Total area: approx. 130.6 sq. metres (1406.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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